027.0	0001	0020.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,125,600	/	1,125,600
USE VALUE:	1,125,600	/	1,125,600
ASSESSED:	1,125,600	/	1,125,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
77	-79	EVERETT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCCARTHY JOHN T
Owner 2:	CLARK KRISTIN M
Owner 3:	
Street 1:	79 EVERETT STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GUTTMAN URI & LINDA -
Owner 2:	-
Street 1:	79 EVERETT STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1914, having primarily Wood Shingle Exterior and 2510 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	669,900	900	454,800	1,125,600
Total Card	0.114	669,900	900	454,800	1,125,600
Total Parcel	0.114	669,900	900	454,800	1,125,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 448.51 /Parcel: 448.51

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 027.0-0001-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	669,900	900	4,950.	454,800	1,125,600		Year end	12/23/2021
2021	104	FV	640,300	900	4,950.	454,800	1,096,000		Year End Roll	12/10/2020
2020	104	FV	640,500	900	4,950.	454,800	1,096,200	1,096,200	Year End Roll	12/18/2019
2019	104	FV	476,700	800	4,950.	483,200	960,700	960,700	Year End Roll	1/3/2019
2018	104	FV	476,700	800	4,950.	352,500	830,000	830,000	Year End Roll	12/20/2017
2017	104	FV	447,800	800	4,950.	307,000	755,600	755,600	Year End Roll	1/3/2017
2016	104	FV	447,800	800	4,950.	261,500	710,100	710,100	Year End	1/4/2016
2015	104	FV	393,600	800	4,950.	255,800	650,200	650,200	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2230

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GUTTMAN URI & L	53303-137		7/30/2009		640,000	No	No		
GUTTMAN URI	26048-300		2/14/1996		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/14/2011	1439	Manual	9,800					renovate porches
10/2/2009	935	Porch	5,500					
8/22/2003	711	Redo Bat	2,000					
4/16/1996	123		17,000					REMODEL KITCHEN
2/4/1994	23	Manual	500					WINDOW

ACTIVITY INFORMATION

Date	Result	By	Name
10/31/2018	MEAS&NOTICE	HS	Hanne S
1/27/2009	Meas/Inspect	189	PATRIOT
10/5/1999	Meas/Inspect	267	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA:	0.11364	Total SF/SM:	4950	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total: 454,802	Spl Credit	Total: 454,800

USER DEFINED

User Acct	18279
GIS Ref	
GIS Ref	
Insp Date	10/31/18
!2230!	
Prior Id # 1:	18279
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
12/29/21	21:12:46

LAST REV

Date	Time
09/20/19	11:22:52
apro	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.08424318
Const Adj.:	0.98000199
Adj $ / SQ:	191.261
Other Features:	130000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	702227
Depreciation:	32302
Depreciated Total:	669924

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2003
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

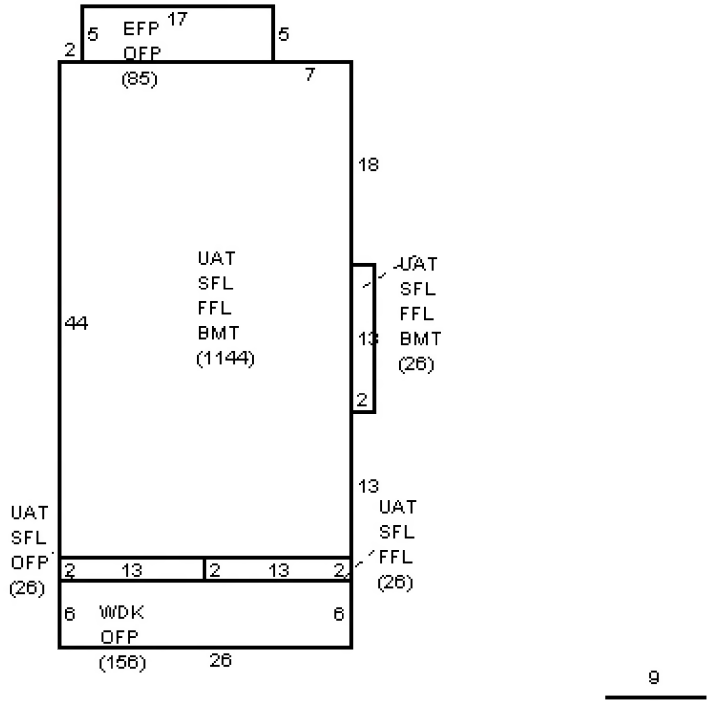
No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	191.26
Special Features:	0	Val/Su Net:	152.18
Final Total:	669900	Val/Su SzAd	277.05

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,222	191.260	233,721
FFL	First Floor	1,196	191.260	228,748
BMT	Basement	1,170	57.380	67,133
UAT	Upper Attic	306	97.730	29,858
OFP	Open Porch	267	22.230	5,934
WDK	Deck	156	12.160	1,897
EFP	Enclos Porch	85	58.070	4,936
	Net Sketched Area:	4,402	Total:	572,227
Size Ad	2418	Gross Area	5318	FinArea 2510

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	30	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 027.0-0001-0020.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	12X18	A	AV	1914	6.93	T	40	104			900			900

More:	N	Total Yard Items:	900	Total Special Featues:		Total:	900